067.A	0003	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	990,000	/	990,000
USE VALUE:	990,000	/	990,000
ASSESSED:	990,000	/	990,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		IVY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOENTHALER ROBIN
Owner 2:	
Owner 3:	
Street 1:	4 IVY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Conc. Block Exterior and 3234 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11232.000	460,100		529,900	990,000
Total Card	0.258	460,100		529,900	990,000
Total Parcel	0.258	460,100		529,900	990,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.12 | /Parcel: 306.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	460,100	0	11,232.	529,900	990,000		Year end	12/23/2021
2021	101	FV	443,300	0	11,232.	529,900	973,200		Year End Roll	12/10/2020
2020	101	FV	443,000	0	11,232.	529,900	972,900	972,900	Year End Roll	12/18/2019
2019	101	FV	345,300	0	11,232.	492,000	837,300	837,300	Year End Roll	1/3/2019
2018	101	FV	345,300	0	11,232.	492,000	837,300	837,300	Year End Roll	12/20/2017
2017	101	FV	345,300	0	11,232.	431,500	776,800	776,800	Year End Roll	1/3/2017
2016	101	FV	345,300	0	11,232.	393,600	738,900	738,900	Year End	1/4/2016
2015	101	FV	338,100	0	11,232.	348,200	686,300	686,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIZAW MICHAEL	29378-455		11/17/1998		370,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2012	642	Redo Kit	27,200					
5/10/2011	419	Redo Bat	29,000					REDO 2 BATHS
1/14/2011	36	New Wind	9,200					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
6/18/2012	Info Fm Prmt	BR	B Rossignol
12/12/2008	Meas/Inspect	336	PATRIOT
12/9/1999	Meas/Inspect	163	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11232		Sq. Ft.	Site		0	70.	0.67	12									529,871						529,900	

USER DEFINED

Prior Id # 1:	128819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 128819
GIS Ref:
GIS Ref:
Insp Date: 10/16/18
!5811!

PRINT: Date 12/30/21 Time 02:48:41

LAST REV: Date 08/12/19 Time 10:54:17 apro

PAT ACCT.: 5811

Patriot Properties Inc.

Total AC/HA:	0.25785	Total SF/SM:	11232	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	529,871	Spl Credit		Total:	529,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	LT GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.13701296
Const Adj.:	1.03084421
Adj $ / SQ:	117.208
Other Features:	120500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482322
Depreciation:	22187
Depreciated Total:	460135

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

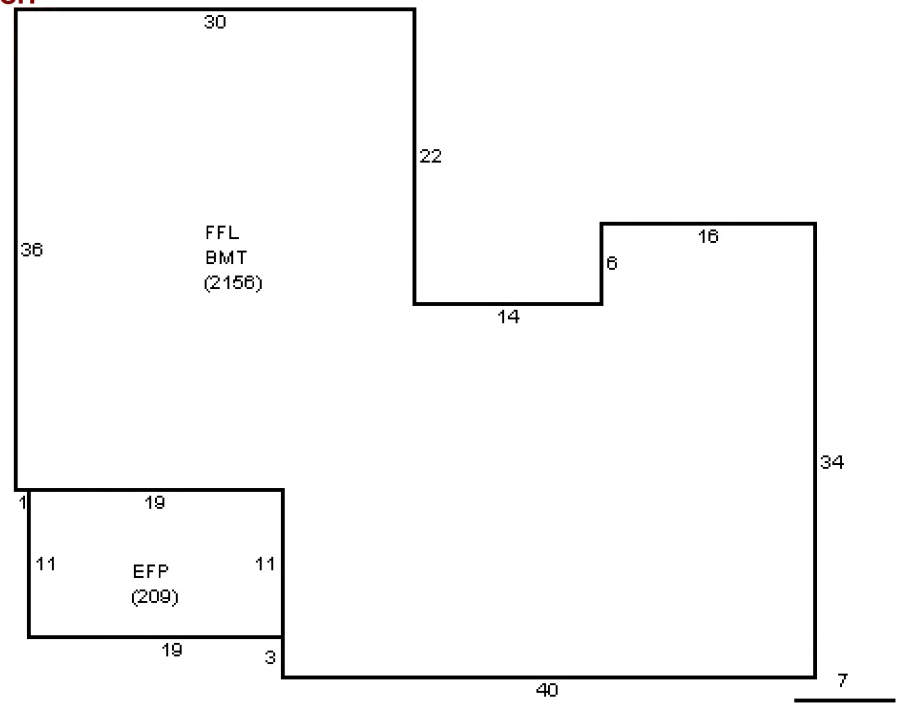
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	117.21
Special Features:	0	Val/Su Net:	101.77
Final Total:	460100	Val/Su SzAd	213.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,156	46.590	100,449
FFL	First Floor	2,156	117.210	252,701
EFP	Enclos Porch	209	41.490	8,672

Net Sketched Area:	4,521	Total:	361,822
Size Ad	2156	Gross Area	4521	FinArea	3234
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	